

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
BMC Nos. 144-92, 145-92, 146-92, 147-92, 148-92, 149-92, 150-92, 151-92, 152-92, 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92, 160-92, 161-92, 162-92, 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92, 170-92, 171-92, 172-92, 173-92, 174-92, 175-92, 176-92, 177-92, 178-92, 179-92, 180-92, 181-92, 182-92, 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
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BMC Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92, 160-92, 161-92, 162-92, 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92, 170-92, 171-92, 172-92, 173-92, 174-92, 175-92, 176-92, 177-92, 178-92, 179-92, 180-92, 181-92, 182-92, 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92

SCALE 1" = 200'	LOCATION GERMANTOWN ITEM # 514	SHEET NE. 12-H
--------------------	--------------------------------------	----------------------

94-529-A

THIS DEED OF EASEMENT, made this 14th day of JUNE, 1991, by and between DAWN LAWRENCE, party of the first part, and DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, parties of the second part.

WHEREAS, the party of the first is the owner of Lot No. 8 in Block A, as shown on the Plat entitled, "Gunpowder Valley Estates", which Plat is recorded among the Land Records of Baltimore County in Plat Book WJR, No. 27, folio 127; and

WHEREAS, the parties of the second part are the owners of Lot 7 in Block A, as shown on the aforesaid Plat; and

WHEREAS, the parties of the second part have secured a location Survey, which survey is attached hereto and made a part hereof, and which survey discloses an encroachment of the terrace retaining wall thereto as encroaching on Lot No. 8 on the aforesaid Plat, and the parties of the second part have requested the party of the first part to grant them an easement for the purposes of maintaining said terrace retaining wall over Lot No. 8;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), (there being no actual consideration for this grant), DAWN LAWRENCE does hereby grant and convey unto DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or heirs and assigns, an easement for terrace retaining wall described as follows:

BEING the right to use, maintain and repair so much of that portion of the terrace retaining wall, as shown on the Plat attached hereto, as lies within the boundary lines of Lot No. 8 as shown on the Plat attached hereto.

TO HAVE AND TO HOLD an easement for a terrace retaining wall described unto DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns.

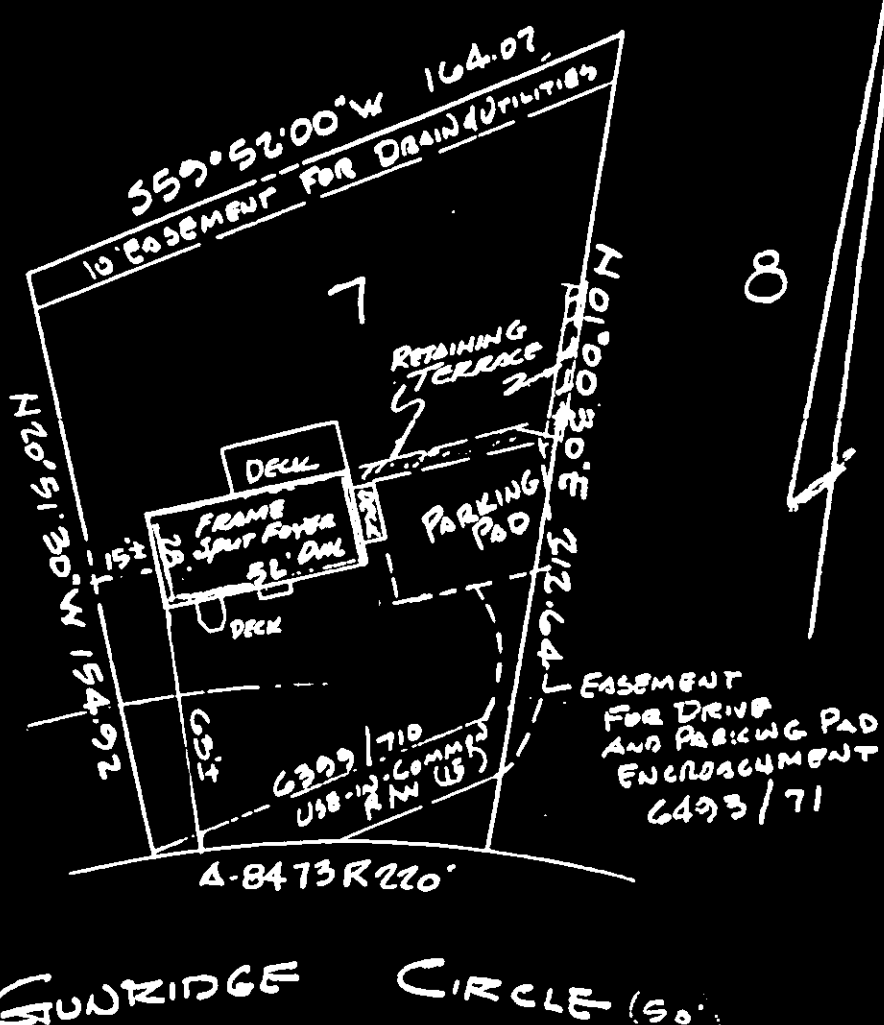
AND the said party of the first part hereby covenants that it has not done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

AS WITNESS the due execution hereof by the aforementioned parties of the first part and second parts.

ATTEST:
[Signature]
DAWN LAWRENCE
[Signature]
DAVID C. COSENTINO (SEAL)
LISA R. COSENTINO (SEAL)
[Signature]
EDWIN J. KIRBY, JR.
[Signature]
EDWIN J. KIRBY & ASSOCIATES
800 Greenspring Valley Road
Lutherville, MD 21093
301-337-7547
ITEM # 514

SURVEYOR'S CERTIFICATE:
1. This is to certify that we have surveyed this property for the purpose of locating the improvements and that they are located as shown hereon. This survey did NOT include the marking of lot corners with permanent markers.
2. This plat may NOT be used to establish property lines.
3. This plat is for title purposes only. No title report is being furnished.
4. This plat is subject to all easements and rights of way of record.
5. Flood designation by Federal Flood Insurance Rate Map Panel of _____, Community Panel No. N/A, dated _____, is Zone(s) _____.

EDWIN J. KIRBY, JR. PROP. L.S.

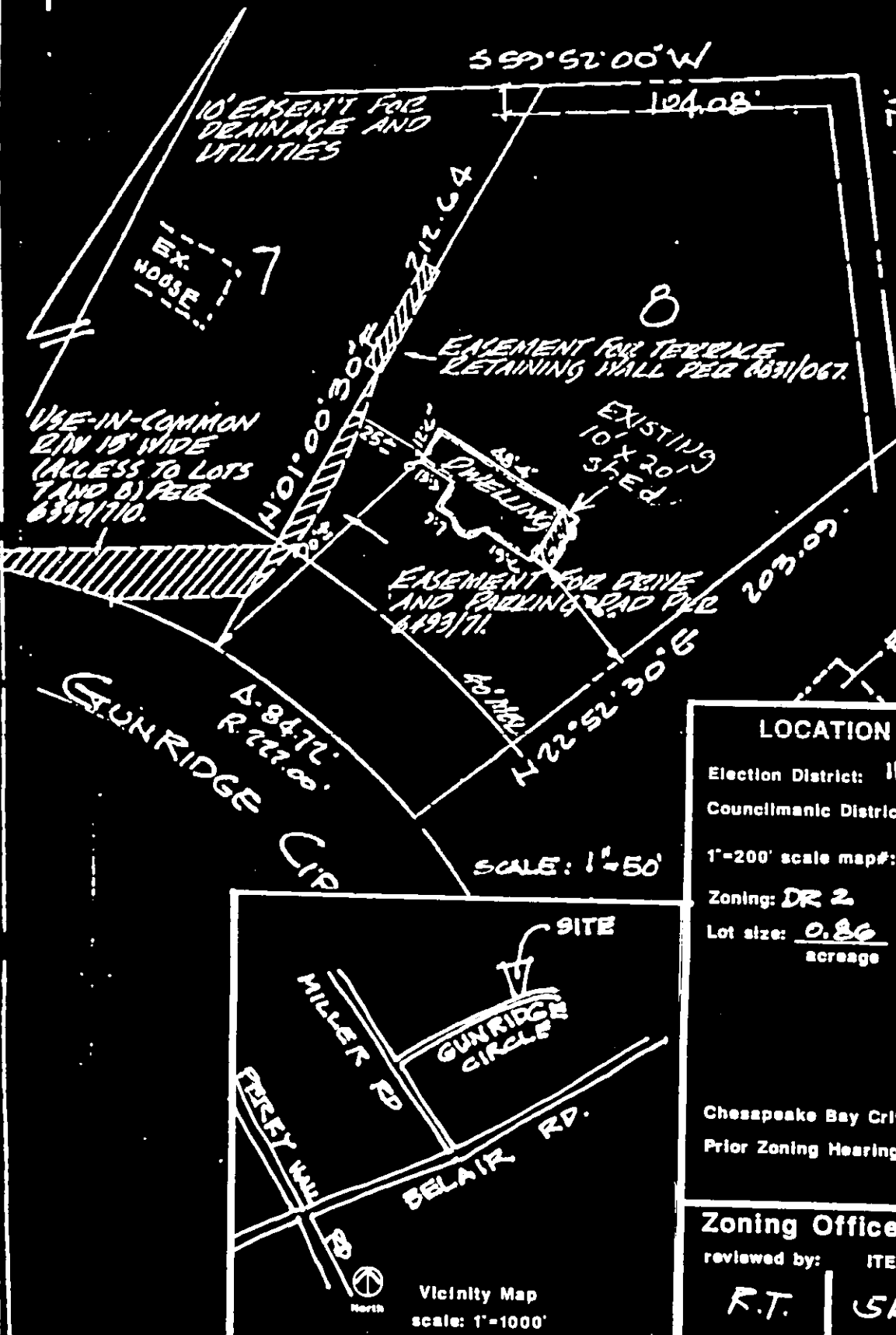


No. 10014 GUNBRIDGE CIRCLE
Lot No. 7, Block 'A' GUNPOWDER VALLEY ESTS. 27/127
BALTIMORE COUNTY, MD.

EDWIN J. KIRBY & ASSOCIATES
800 Greenspring Valley Road
Lutherville, MD 21093
301-337-7547
ITEM # 514

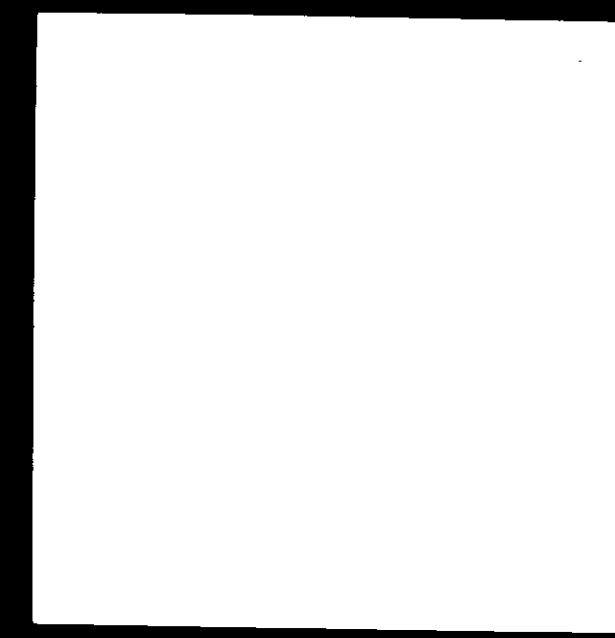
Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 10014 GUNBRIDGE CIRCLE
Subdivision name: Gunpowder Valley Estates
plat book _____, lot # _____, section _____
OWNER: DAWN LAWRENCE 94-529-A



LOCATION INFORMATION
Election District: II
Councilmanic District: 5
1"=200' scale map: NE 12 H
Zoning: DR 2
Lot size: 0.86 acreage square feet
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: N/A
Zoning Office USE ONLY
reviewed by: ITEM #: CASE#: R.T. 514

Phil Bunt Storage Area 94-529-A



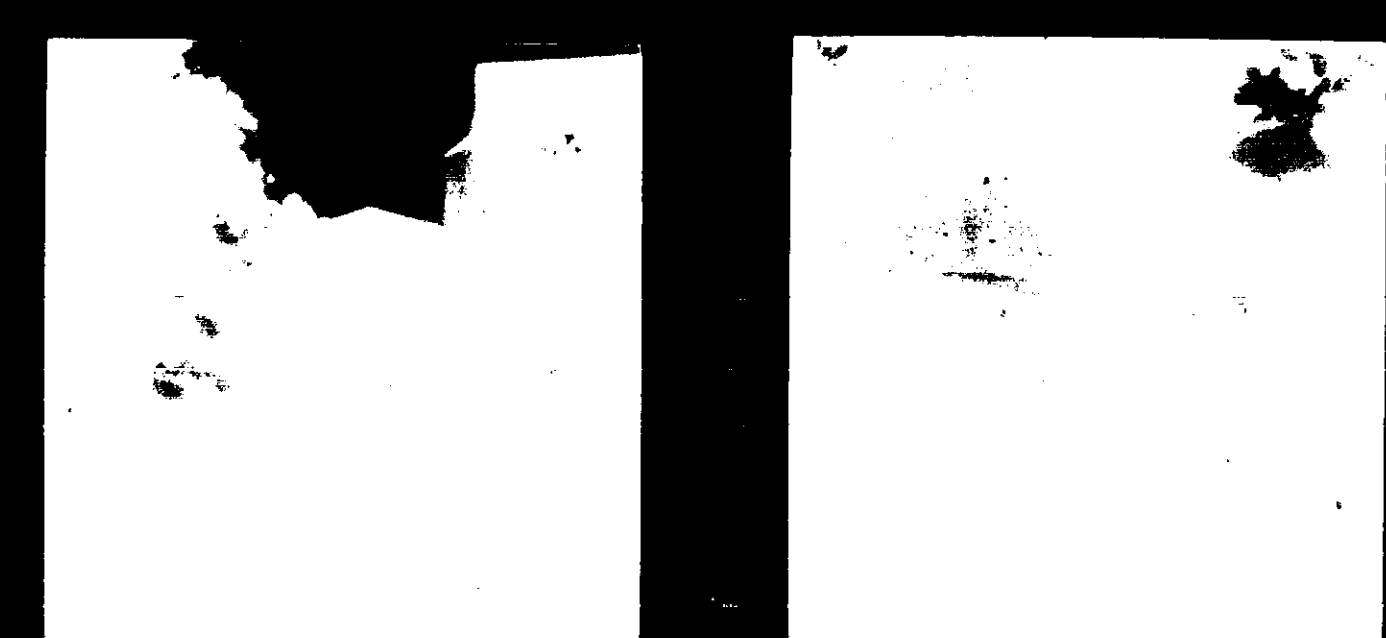
PETITIONER'S EXHIBIT

ITEM # 514

94-529-A

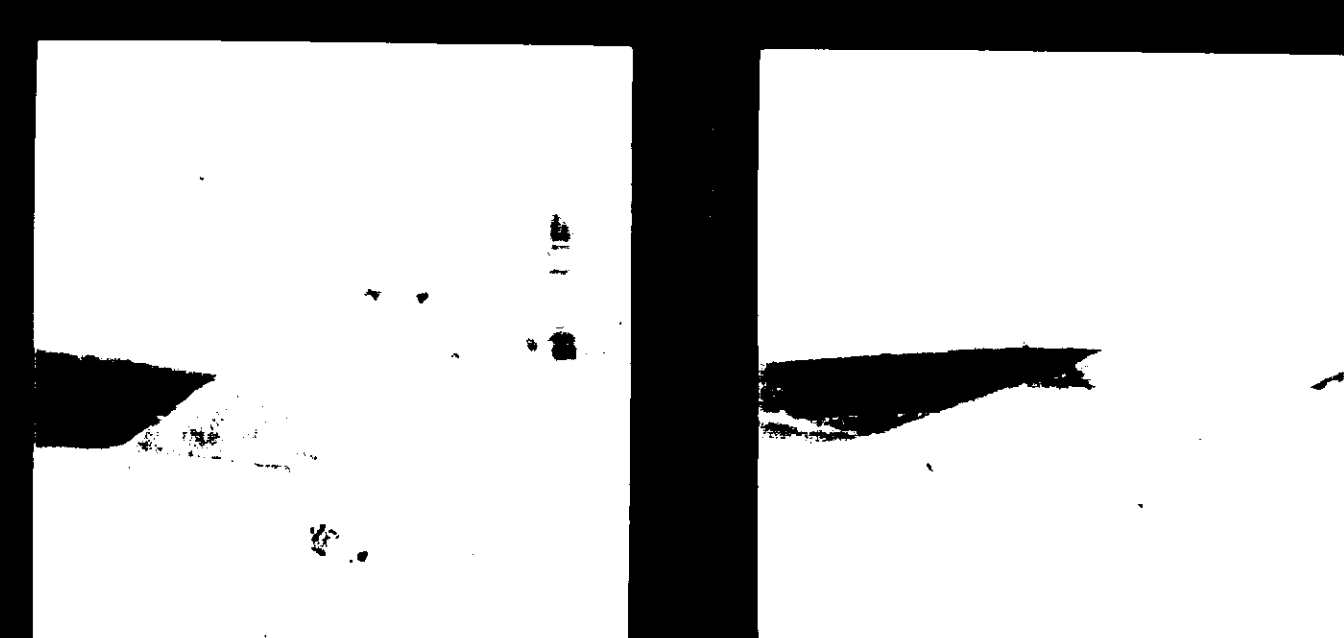


FRONT ELEV



REAR ELEV. PETITIONER'S EXHIBIT 26 ITEM # 514

94-529-A



ITEM # 514

 Printed with Soybean Ink on Recycled Paper

IN RE: PETITION FOR VARIANCE
N/S Gunridge Circle, 1100' E of
the c/l of Miller Road
(10016 Gunridge Circle)
11th Election District
5th Councilmanic District
Dawn Lawrence
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-529-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10016 Gunridge Circle, located in the Kingsville area of northeastern Baltimore County. The Petition was filed by the owner of the property, Dawn Lawrence, in response to a complaint filed with the Zoning Administration and Development Management (ZADM) office as to an existing shed in the side yard of the subject property. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Dawn Lawrence, property owner. There were no Protestants present.

Testimony and evidence revealed that the subject property consists of 0.86 acres, more or less, zoned B.R. 2 and is improved with a single family dwelling and a 10' x 20' shed which is the subject of this request. Ms. Lawrence testified that the subject shed was placed in the side yard adjacent to the dwelling at the time the house was constructed in 1987. She testified that due to the irregular slope and grade of her property in the rear yard as well as the opposite side, the only suitable

location for the shed was in its present location as shown on Petitioner's Exhibit 1. Photographs submitted into evidence as Petitioner's Exhibit 2B demonstrate the steep grade of the property in nearly all of the side and rear yards. Ms. Lawrence stated that the shed was needed to store lawn and garden tools and equipment and that she lacked appropriate storage space for such articles within her home. Further testimony revealed that the shed is not visible to the neighbor who filed the complaint as it is on the opposite side from their property. Ms. Lawrence testified that she has spoken with the neighbor on the affected side who has no objections.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

- 2 -

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of August, 1994 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-1386

August 6, 1994

Ms. Dawn Lawrence
10016 Gunridge Circle
Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE
N/S Gunridge Circle, 1100' E of the c/l of Miller Road
(10016 Gunridge Circle)
11th Election District - 5th Councilmanic District
Dawn Lawrence - Petitioner
Case No. 94-529-A

Dear Ms. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-1391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Scantron Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10016 Gunridge Circle
which is presently zoned B.R. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 — To permit an existing storage to remain in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty): Due to a very steep grade, the house is built on a large amount of fill dirt with a poured concrete foundation. Also, the basement was reduced to 1/2 the size of the house due to the steep grade creating a need for extra storage close to the house. Locating the shed anywhere else would be extremely difficult as well as inaccessible for its intended use. The shed has been in its present location for 6 years and has the same exterior appearance as the house and is specially built on a platform. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

W/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

(Legal Owner(s))

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Address: 10016 Gunridge Circle (410) 887-2510
City: Kingsville State: MD Zip: 21087
Home: 410-887-2510 Office: 410-887-2510
Name: Dawn Lawrence and phone number to be contacted

ESTIMATED LENGTH OF HEARING: _____
unavailable for hearing _____
the following date: _____
OTHER: _____
REVIEWED BY: R.T. DATE: 6-28-94
ITEM # 514

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 10016 Gunridge Circle
(address)
Election District 11 Councilmanic District 5

Beginning at a point on the North side of GUNRIDGE
(north, south, east or west)
Circle which is 50'
(street on which property fronts) (number of feet of right-of-way width)
wide at a distance of 1100' ± East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Miller Road
(name of street)

which is 50' wide. *Being Lot # 8
(number of feet of right-of-way width)

Block A, Section # _____ in the subdivision of
Coxpowder Valley Estates as recorded in Baltimore County Plat
(name of subdivision)

Book # 822P, Folio # 229, containing
37.46 ± S. 84 Ac.
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 03' E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 514

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 7/14/94
Posted for: Variance
Petitioner: Dawn Lawrence
Location of property: 10016 Gunridge Circle, N/S
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by: M. M. M. M. Date of return: 7/15/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/15, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/14, 1994.

THE JEFFERSONIAN,
A. Henrichson
LOCAL AD. - TOWSON

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-529-A

Account: R-001-6190

Date: 6/28/94

Number: 514

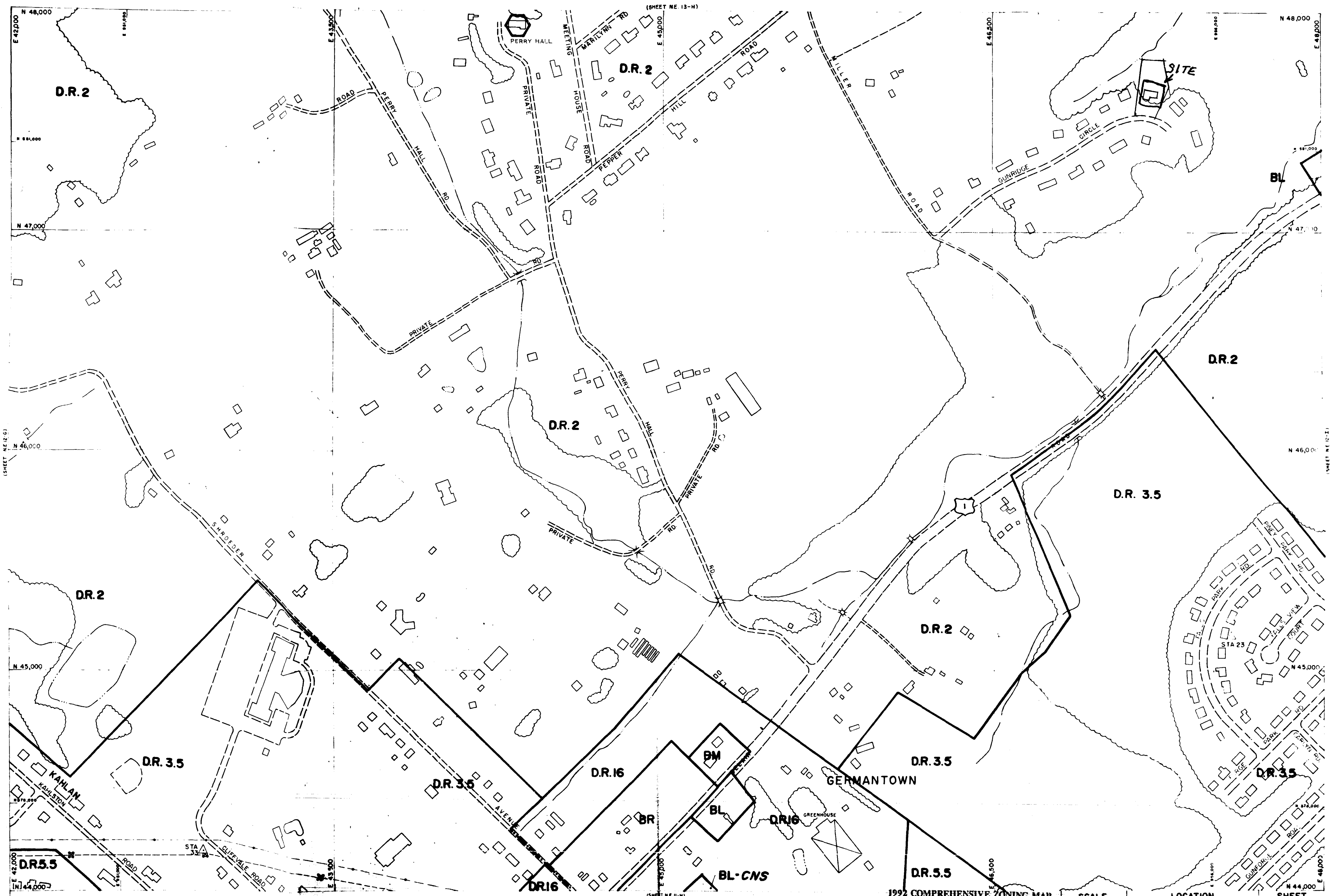
10016 GUNRIDGE CIR.

010 - VARIANCE - \$ 50.00
080 - SIGN (100) - \$ 25.00
TOTAL - \$ 75.00

Please Make Checks Payable To: Baltimore County

\$75.00

Cashier Validation



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Oct. 15, 1992
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**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

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SCALE 1" = 200'	LOCATION GERMANTOWN ITEM # 514	SHEET NE 12-H
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

94-529-A

THIS DEED OF EASEMENT, made this 14th day of JUNE, 1991, by and between DAWN LAWRENCE, party of the first part, and DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, parties of the second part.

WHEREAS, the party of the first is the owner of Lot No. 8 in Block A, as shown on the Plat entitled, "Gunpowder Valley Estates", which Plat is recorded among the Land Records of Baltimore County in Plat Book WJR, No. 27, folio 127; and

WHEREAS, the parties of the second part are the owners of Lot 7 in Block A, as shown on the aforesaid Plat; and

WHEREAS, the parties of the second part have secured a location Survey, which survey is attached hereto and made a part hereof, and which survey discloses an encroachment of the terrace retaining wall thereto as encroaching on Lot No. 8 on the aforesaid Plat, and the parties of the second part have requested the party of the first part to grant them an easement for the purposes of maintaining said terrace retaining wall over Lot No. 8;

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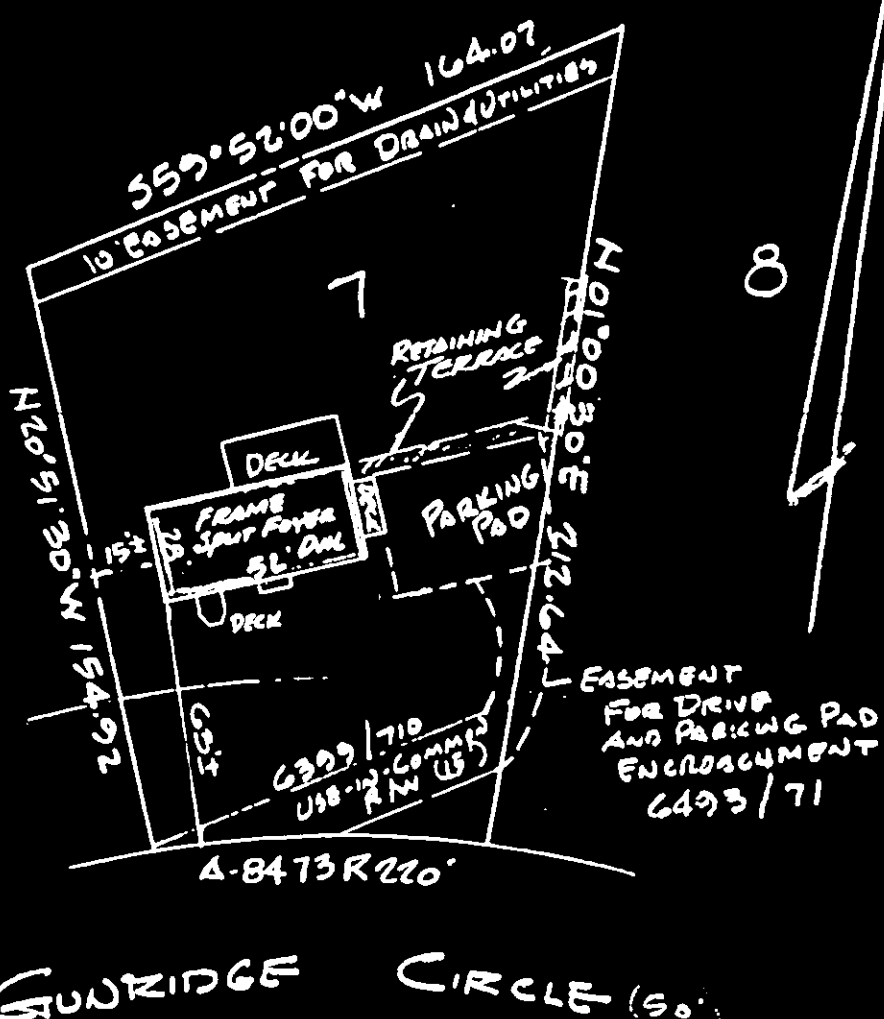
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AS WITNESS the due execution hereof by the aforementioned parties of the first part and second parts.

ATTEST:
[Signature]
DAWN LAWRENCE
[Signature]
DAVID C. COSENTINO (SEAL)
LISA R. COSENTINO (SEAL)
[Signature]
EDWIN J. KIRBY, JR.
[Signature]
EDWIN J. KIRBY & ASSOCIATES
800 Greenspring Valley Road
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301-337-7547
ITEM # 514

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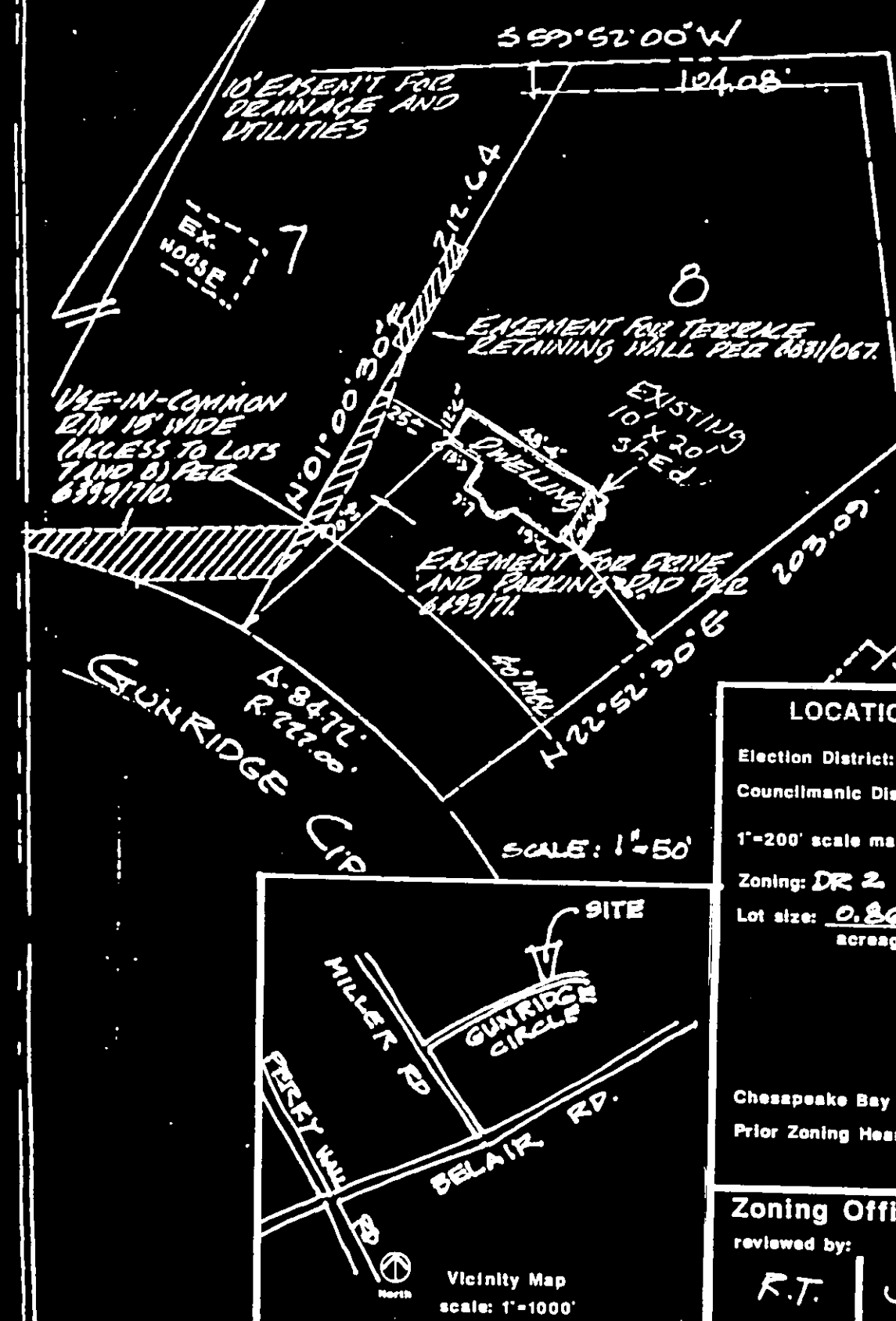
No. 10014 GUNBRIDGE CIRCLE
Lot No. 7, Block 'A' GUNPOWDER VALLEY ESTS. 27/127
BALTIMORE COUNTY, MD.

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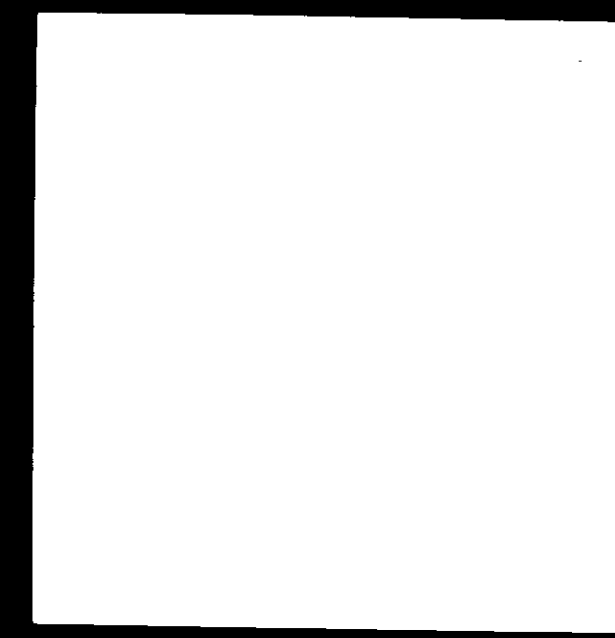
Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 10014 GUNBRIDGE CIRCLE
Subdivision name: Gunpowder Valley Estates
plat book _____, lot # _____, section _____
OWNER: DAWN LAWRENCE 94-529-A



LOCATION INFORMATION
Election District: 11
Councilmanic District: 5
1"=200' scale map: NE 12 H
Zoning: DR 2
Lot size: 0.86 acreage square feet
SEWER: ☒ ☐
WATER: ☒ ☐
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Prior Zoning Hearings: N/A
Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#: R.T. 514

Phil Bunt Storage Area 94-529-A



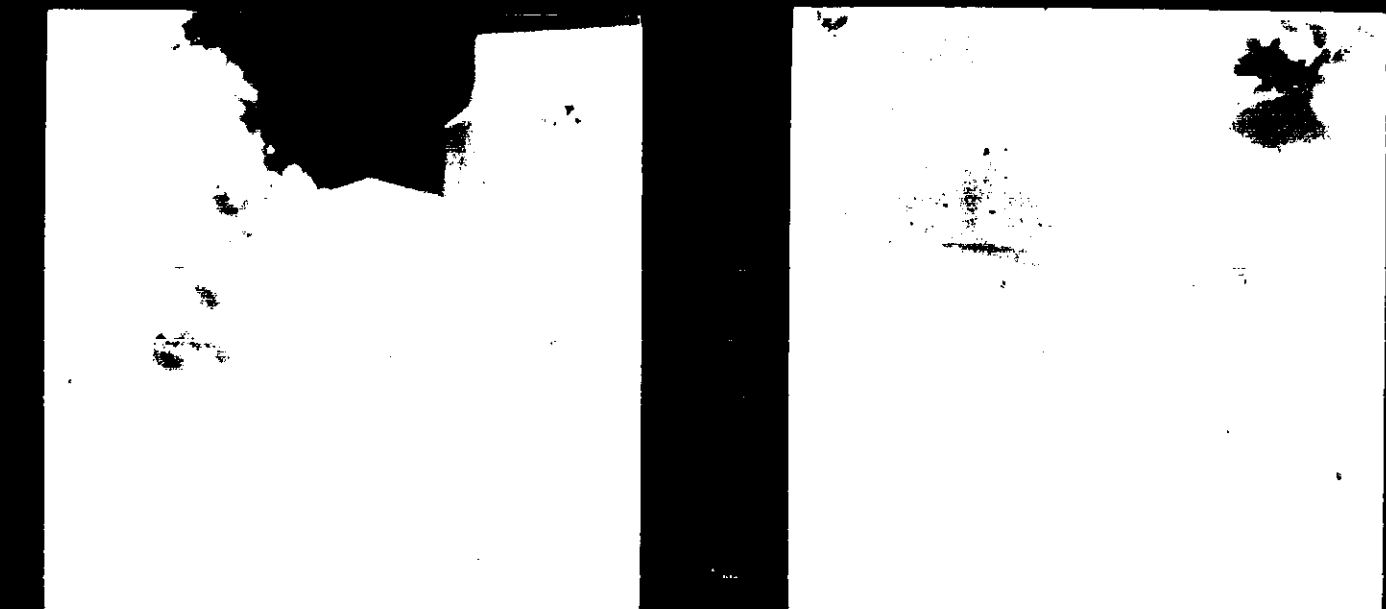
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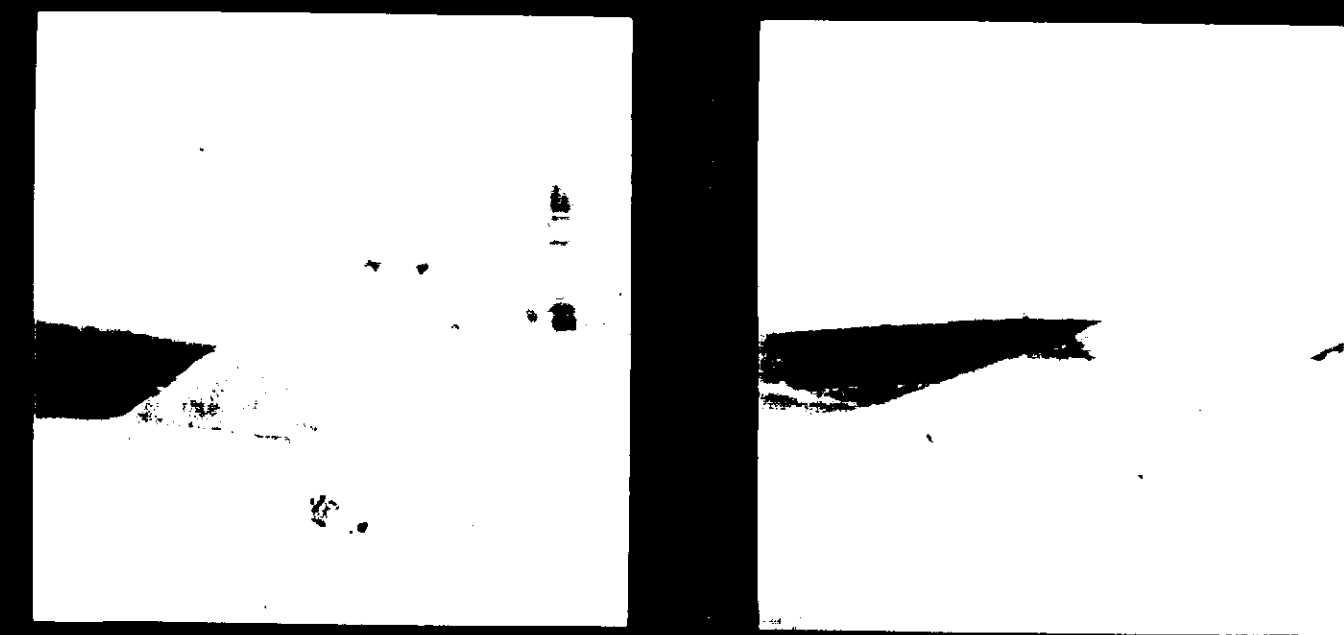


FRONT ELEV



REAR ELEV. PETITIONER'S EXHIBIT 26 ITEM # 514

94-529-A



ITEM # 514

 Printed with Soybean Ink on Recycled Paper

IN RE: PETITION FOR VARIANCE
N/S Gunridge Circle, 1100' E of
the c/l of Miller Road
(10016 Gunridge Circle)
11th Election District
5th Councilmanic District
Dawn Lawrence
Petitioner

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10016 Gunridge Circle, located in the Kingsville area of northeastern Baltimore County. The Petition was filed by the owner of the property, Dawn Lawrence, in response to a complaint filed with the Zoning Administration and Development Management (ZADM) office as to an existing shed in the side yard of the subject property. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

- 2 -

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of August, 1994 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-1386

August 6, 1994

Ms. Dawn Lawrence
10016 Gunridge Circle
Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE
N/S Gunridge Circle, 1100' E of the c/l of Miller Road
(10016 Gunridge Circle)
11th Election District - 5th Councilmanic District
Dawn Lawrence - Petitioner
Case No. 94-529-A

Dear Ms. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-1391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Scantron Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10016 Gunridge Circle
which is presently zoned B.R. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 — To permit an existing storage to remain in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty): Due to a very steep grade, the house is built on a large amount of fill dirt with a poured concrete foundation. Also, the basement was reduced to 1/2 the size of the house due to the steep grade creating a need for extra storage close to the house. Locating the shed anywhere else would be extremely difficult as well as inaccessible for its intended use. The shed has been in its present location for 6 years and has the same exterior appearance as the house and is specially built on a platform. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

W/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

(Legal Owner(s))

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Dawn Lawrence
(Type or Print Name)

Dawn Lawrence
(Signature)

Address: 10016 Gunridge Circle (410) 887-2510
City: Kingsville State: MD Zip: 21087
Home: 410-887-2510 Office: 410-887-2510
Name: Dawn Lawrence and phone number to be contacted

ESTIMATED LENGTH OF HEARING: _____
unavailable for hearing _____
the following date: _____
OTHER: _____
REVIEWED BY: R.T. DATE: 6-28-94
ITEM # 514

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 10016 Gunridge Circle (address)
Election District 11 Councilmanic District 5

Beginning at a point on the North side of GUNRIDGE (north, south, east or west)
Circle which is 50' (number of feet of right-of-way width)
(street on which property fronts)
wide at a distance of 1100' ± East of the (number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Miller Road (name of street)

which is 50' wide. *Being Lot # 8 (number of feet of right-of-way width)

Block A, Section # _____ in the subdivision of Coxpowder Valley Estates as recorded in Baltimore County Plat (name of subdivision)

Book # 822P, Folio # 229, containing 37.46 ± Sq. Ft. 84 Ac. (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 03' E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 514

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 7/14/94
Posted for: Variance
Petitioner: Dawn Lawrence
Location of property: 10016 Gunridge Circle, N/S
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by: M. M. M. Date of return: 7/15/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/15, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/14, 1994.

THE JEFFERSONIAN,
A. Henricson
LOCAL AD. - TOWSON

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-529-A

Account: R-001-6190

Date: 6/28/94
10016 GUNRIDGE CIR.

010 - VARIANCE - \$ 50.00
080 - SIGN (100) - \$ 25.00
TOTAL - \$ 75.00

Please Make Checks Payable To: Baltimore County

\$75.00

Cashier Validation